

Question/Comment Log for TIRNO-04-R-00005

MCC Facilities Operations & Maintenance Services As of May 7, 2004 (Amendment 0003)

Question/Comment	Answer/Reply
1 Is there is a bond requirement with this solicitation? It is mentioned only on the sheet that addresses the contents of Section II, but those documents referenced are found nowhere else in the package.	Yes , payment and performance bonds are required for contract performance of construction type services. The contractor must furnish bonds to the Administrative Contracting Officer before starting work on any construction-type services.
2 I would like to request the general history of the UPS maintenance support contract as it regards to length of previous contract period(s), term(s) and cost(s). If you could send or reference the previous bid and award abstract, it would greatly be appreciated.	Incumbent Contractor: UNNICO Governmental Services; 2300 Clarendon Boulevard; Arlington, VA 22201. Contract Number: TIRNO-99-D-00012 Contract value: \$8,863,156.56. The contract period: 5 years. Contract expiration date: September 30, 2004. Copies of the bid sheet/award abstract are available under FOIA. For more information regarding the current contract, please contact Ms. Rose Zeigler, Administrative Contracting Officer at (202) 283-1419 or by email at rose.m.zeigler@irs.gov .
3 Paragraph 3.1.1 and Section III paragraph 52.212-1, Tab 3 Building Operations Plan requires a plan to be submitted with specifics such as operation of energy intense equipment in the most energy efficient manner. The equipment list of TE6 does not provide sizes, capacities or ID #'s to allow any bidder except the incumbent to create such a site specific plan. Request you consider the specific BOP be part of the phase-in and require a sample plan be submitted with the proposal.	The solicitation has been amended to allow submission of sample BOPs. The contractor will submit a BOP during contract the phase-in period.
4 TE3 provides service call history but does not give the hours required to complete them. This information is especially required for the equipment repairs and broken into those that were <\$2500 and those >\$2500. Request your work order history by hours and trades for all non-recurring work.	This data is not available
5 Please provide a listing of existing subcontractors with addresses and telephone #'s.	The Government does not maintain this information.
6 Please consider the past experience requirement of the O&M of 5 each 1000kva rotary uninterrupted power systems (UPS) with 15 minute batteries as possibly too restrictive and modify it to say an UPS system of comparable size and function.	This is not considered to restrictive in that this is less than 1/3 of our systems capacity and we need to make sure whoever operates this critical facility has a proven track record in operating and maintaining similar facilities with similar equipment complexities.

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7 What is the present cost per year to the government for the existing O&M contract?	Please See Question #2.
8 After reviewing the NAISC definition for NAISC 238220 Plumbing, Heating, and Air Conditioning Contractors and the definition for NAISC 561210 Facilities Support Services, we are asking if you will reconsider issuing the NAISC under 561210 under \$30 million size standard. The definition for 238220 states that "This industry comprises establishments primarily engaged in installing and servicing plumbing, heating, and air conditioning equipment." The definition for 561210 states: "This industry comprises establishments primarily engaged in providing operating staff to perform a combination of support services within a client's facilities. The services required for the operation and maintenance of the Martinsburg Computing Center are complex and require that a maintenance staff be available 24/7. The staff is dedicated to the Center and are not riding around in service vehicles as NAISC 238220 might imply. The services required are varied to include not only the plumbing, heating and air, but also maintaining emergency equipment necessary for the continued operation of the Center. Services as outlined in the Solicitation also include interior and exterior structural maintenance, parking lot maintenance, storm drainage systems, elevators, docks, hoists, cranes, water treatment, overhead doors, kitchen, equipment maintenance, maintaining a child care center (which has special requirements), etc. With the varied disciplines required, we believe the proper NAISC for this Solicitation is 561210 Facilities Support Services.	Initially, the Government looked at 56120 but decided that 238220 best describes the principle purpose of the services being acquired. 56120 is for contractors primarily engaged in services like janitorial, maintenance, trash disposal, guard and security, mail routing, reception, laundry and related services. 561210 specifically does not include computer /or data processing facilities. Industry Group 2382 is for building equipment contractors responsible for installing, repairing and/or maintaining building mechanical systems. 238220 covers building equipment such as chillers, boilers, cooling towers, plumbing, fire sprinklers, hot water, sprinkler systems, etc. As, the Martinsburg Computing Center is computer/data processing type facility and as the primary objective of the requirement is to maintain the building's mechanical equipment, we believe that 238220 accounts for the greatest percentage of the expected contract value.
9 Should the chemical feed and control equipment be included in any water treatment proposal. Can I safely assume that the chemical tanks, pumps and controllers all are owned by IRS and only the chemicals and services are to be bid?	Yes , the contractor should include all chemical monitoring and feed equipment that is necessary for a complete water treatment program. The existing equipment will not be Government furnished equipment.
10 Are successor contractors required to give their predecessors' employees the right of first refusal to employment openings under the new contract.	No , On October 20, 1994, President Clinton issued EO 12933 directing federal agencies to include in public building maintenance contracts a clause that requires successor contractors to give their predecessors' employees the right of first refusal to employment

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	openings under the new contract. In February 2001, Executive Order 13204, Revocation of Executive Order on Non displacement of Qualified Workers Under Certain Contracts was issued rescind any orders rules, regulations, guidelines, or policies implementing or enforcing Executive Order 12933..."
11 RFP Section 52-212-2; Evaluation of Offerors - Commercial Items, paragraph (e), Price evaluation bullets 3 and 4 Page 39. This reference provides a 10% price factor for HUBZone Small Business Concerns and another 10% price evaluation adjustment for Small Disadvantaged Business Concerns. We request you consider removing both of these price factor advantages because it will be very difficult for any large business to propose a competitive price and still provide the level of services required in the RFP including the MCC's zero tolerance for any unscheduled power outage.	The 10% price evaluation adjustment for Small Disadvantaged Business Concerns and the 10% price evaluation preference for HUBZone Small Business Concerns are mandatory requirements under Federal Acquisition Subpart 19.11 and 19.307 when conducting full and open competition. As such, neither price evaluation adjustment may be removed.
12 Is the presently installed water treatment equipment including chemical pumps, tanks, controller, corrosion coupon racks, solenoids and any other related items the property of the Government?	No , the contractor shall provide all water treatment equipment necessary to monitor and automatically feed treatments for all systems.
13 If there is a shared ownership of the equipment between the Government and the O&M water treatment subcontractor, please identify which items are owned by each party.	No , this is not shared ownership of equipment.
14 Will the successful bidder have access and use of any of the water treatment equipment owned by the Government?	No , the Government does not own any water treatment equipment.
15 There are four air conditioning chillers located at the main building and three air conditioning chillers at the annex. What is the operating seasonal schedule for these chillers at each location and is one of these chillers, at each location, a non-operating standby unit?	The operating season for the chillers in both locations is basically a year long operation as it depends greatly on the weather and ADP heat load. Both buildings have stand-by units.
16 Provide us with the total tonnage of each chiller at the main building and the annex building.	MCC Main Building: 750 Tons Each Annex: 510 Tons Each

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17 The presently installed water softener units in each of the mechanical rooms at the main and annex buildings, are they being used to soften the city water makeup for the cooling towers, boilers, closed heated and chilled water systems?	Yes, the make-up water for the cooling towers, boilers, closed heated and chilled water systems are treated by softener.
18 Excel file name: Price_Proposal_Sheets contains Line Item 0001, PHASE-IN-PERIOD which would be used to transition the 30 day period 09/01/04 – 09/30/04 transition specified in the solicitation as a 1 month period. Line Item 0002 states the BASE PERIOD as 10/01/04 -09/30/05 and presents the period as 12 Months, yet the subclins 0002A through 0002D present the period as only 11 months. Please clarify and confirm that line items 0002A through 0002D should be based on a 12 month period.	The base period IS for 12 months. The solicitation will be amended to change CLINS 0002A-D from 11 months to 12 months.
19 Excel file name: Price_Proposal_Sheet number 5 reflects the period of performance for OPTION PERIOD 4 as October 1, 2008 through AUGUST 31, 2009 equaling an 11 months period Line Item 4001 contends that OPTION PERIOD 4 is for a quantity of 12 Months, yet the subclins 4001A through 4001D present the period as only 11 months. Please clarify and confirm that line items 4001A through 4002D should be based on a 12 month period	Option Period 4 is for 11 months. The solicitation will be amended to change CLIN 4001 from 12 months to 11 months.
20 Please explain why the Award Fee NTE does not change from the Base Year all the way through Option Period IV?	There is no requirement that the Government change award fee plans from year to year. The Government believes that the award fee plan reflects the proper incentive for this requirement.
21 Reference is made to: "Special Contract Requirements", paragraph 2, Deductions (page 20). Please delete or provide clarifications as to the intent of this Deduction clause in consideration that this is an Award Fee Based contract.	In accordance with FAR 37.602-4, Contract Types, incentives, both positive and negative, may be incorporated into the contract to encourage contractors to increase efficiency and maximize performance. In accordance with 16.404, Fixed-price contracts and award fees, award fee provisions may be used in fixed-price contracts when the Government wishes to motivate a contractor. In accordance with FAR 52.246-4, Inspection of Services, the Government may reduce the contract price to reflect the reduced value of services performed when defects in services cannot be corrected by re-performance.

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<p>22 Regarding 52.212-2, Evaluation of Offerors, paragraph H Subcontracting Program Performance Evaluation:</p> <p>What basis and to what “dollar” merit extent will the Government assess contractors ability to <i>REALISTICALLY</i> attain goals, as this paragraph states in part “<i>Failure to [achieve and] maintain the goals may be grounds for eliminating a proposal from competition</i>”.</p> <p>b) Given the foregoing discussion, will the Government take into consideration that it likely may be necessary to subcontract “high end dollar” subcontracted services to larger corporations, in order to achieve and sustain <i>technical</i> competence, based on the complexity of the site, and the responsiveness requirements of the RFP?</p>	<p>This question is under review by the Small Business Specialist. It will be addressed under a separate amendment.</p>
<p>23 During the Pre-Bid Conference, it was reiterated that only two outages would be permitted for performance of critical PM on systems/equipment that cannot otherwise be shut down or taken out of commission, and that these outages will occur on the Labor Day and Columbus Day holidays each year. Given the significant extra labor costs for on-site staff (double time and one half, in accordance with the current, applicable Collective Bargaining Agreement for the site), and premium time charged by participating subcontractors, please confirm that these outages will occur <i>on the actual Federal holiday</i> for each of these outages each year.</p>	<p>Yes, this is correct.</p>
<p>24 Does “government-furnished equipment” include a man-lift or other equipment capable of reaching all rooftop units, security cameras, exterior lighting, etc., that is not otherwise accessible?</p>	<p>No. the Government will not furnish a man-lift or other equipment capable of reaching all rooftop units, security cameras, exterior lighting, etc., that is not otherwise accessible.</p>
<p>25 With respect to the security systems, review of the Equipment Inventory for each of the buildings at MCC appears not to include various items/components specifically associated with Level 5 Security Upgrades/Requirements. Will the government consider approval of pricing increases, based on equipments not currently listed, but which are identified during the Phase-In period?</p>	<p>The equipment inventory is being updated to include the security systems equipment. The revised inventory will be issued via a separate amendment on or about May 10.</p>

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26 Given the volume of equipment, systems and components that associate with the SIMPLEX Security and Fire Alarm systems on site, the complexity of these systems, and the personnel certification requirements for their maintenance and repair, has the government established any minimum staffing requirements for critical Electronics Technician personnel?	No , the Government does not have a minimum staffing requirement for Electronics Technicians.
27 We would like to request a two (2) week extension for submission of our proposal for the subject solicitation. The current response date is May 17, 2004. We request that an extension be granted to change the response date to May 31, 2004. This request is based on the need for additional time to competitively acquire qualified subcontractors to participate in the proposal process.	The Government has decided to extend the proposal receipt date to May 28, 2004.